

## **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** David Quigley, AICP, Planning and Zoning Manager/ (954) 797-1103

**PREPARED BY:** Lise Bazinet, Planner II

**SUBJECT:** Quasi Judicial Hearing: Rezoning Application, ZB 8-4-05/04-428/U-Pull-It/4601 SW 36 Street

**AFFECTED DISTRICT:** District 1

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** REZONING - AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 8-4-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM M-4 (HACIENDA VILLAGE), LIMITED HEAVY INDUSTRIAL DISTRICT, M-3 (HACIENDA VILLAGE), GENERAL INDUSTRIAL DISTRICT, AND M-4 (COUNTY), LIMITED HEAVY INDUSTRIAL DISTRICT TO M-3, PLANNED INDUSTRIAL PARK DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (ZB 8-4-05, U-Pull-It, 4601 SW 36 Street) Planning and Zoning Board recommended approval

**REPORT IN BRIEF:** The petitioner requests to rezone the approximately 32 acre subject site from M-4 (Hacienda Village) Limited Heavy Industrial District, M-3 (Hacienda Village) General Industrial District, and M-4 (County) Limited Heavy Industrial District to allow site improvements on the existing U-Pull-It Automobile wrecking yard. The subject site meets the requirements for M-3 District, including lot area of 43,560 square feet, 150 feet frontage, 20% minimum open space, and 35 foot maximum building height. Although none of adjacent areas are zoned M-3, Planned Industrial Park District, it will blend together with the surrounding industrial uses. In addition, any future development of adjacent areas will necessitate the rezoning to a valid Town of Davie district to be in conformance with Section 12-2, requiring all real property within the town to be designated with a valid Town of Davie zoning district prior to issuance of a development permit.

Staff finds that the rezoning request complies with the general purpose of the M-3, Planned Industrial Park District. The request is in conformance with all applicable Codes and Ordinances and is consistent with the other surrounding zoning districts.

**PREVIOUS ACTIONS:** N/A

**CONCURRENCES:** At the December 10, 2008 Planning & Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. DeArmas, to approve. In a roll call vote, the vote was as follows: Chair McLaughlin – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes. **(Motion carried 5-0)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):**

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

**Attachment(s):** Ordinance, Planning Report

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 8-4-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM M-4 (HACIENDA VILLAGE), LIMITED HEAVY INDUSTRIAL DISTRICT, M-3 (HACIENDA VILLAGE), GENERAL INDUSTRIAL DISTRICT, AND M-4 (COUNTY), LIMITED HEAVY INDUSTRIAL DISTRICT TO M-3, PLANNED INDUSTRIAL PARK DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed **FROM:** M-4 (Hacienda Village) Limited Heavy Industrial District, M-3 (Hacienda Village) General Industrial District, and M-4 (County) Limited Heavy Industrial District **TO:** M-3, Planned Industrial Park District; and

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described is hereby rezoned and changed from M-4 (Hacienda Village) Limited Heavy Industrial District, M-3 (Hacienda Village) General Industrial District, and M-4 (County) Limited Heavy Industrial District to M-3, Planned Industrial Park District;

- a. The subject property is described in Exhibit "A," which is attached hereto and made a part hereof;

SECTION 2. That the zoning map heretofore adopted by the Town Council is and the same is hereby amended to show the property described in Section 1, herein, as M-3, Planned Industrial Park District.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

ATTEST:

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.



**Parcel Size:** 31.52 Acres (1,372,839.1 Square Feet)

**Proposed Use(s):** Automobile wrecking yard

**Proposed Density:** N/A

		<u>Surrounding Land</u>		
<u>Surrounding Use(s):</u>		<u>Use</u>	<u>Plan</u>	<u>Map</u>
		<u>Designation(s):</u>		
<b>North:</b>	Automobile wrecking yard, Warehouses	Industrial		
<b>South:</b>	Automobile wrecking yard	Industrial		
<b>East:</b>	Automobile wrecking yard	Industrial		
<b>West:</b>	Warehouses	Industrial		
<u>Surrounding Zoning(s):</u>				
<b>North:</b>	M-4 (County) Limited Heavy Industrial District, M-3, Planned Industrial Park District			
<b>South:</b>	M-3 (Hacienda Village) General Industrial District, M-4 (Hacienda Village) Limited Heavy Industrial District, M-3, Planned Industrial Park District			
<b>East:</b>	M-3 (County), M-1 (County), M-2 (Hacienda Village, B-3 (County)			
<b>West:</b>	M-4 (Hacienda Village) Limited Heavy Industrial District, M-3, Planned Industrial Park District			

### **Zoning History**

**Related zoning history:**

Records indicate that the existing Future Land Use Plan Map designation was in place at the time of annexation.

The Town developed/adopted a master plan and is processing Land Use Plan Amendment (LUPA) for the TOC. The subject property is included within this master plan and land use plan amendment.

**Concurrent Request(s) on same property:**

*Site Plan Application (SPM 6-1-08)*, the petitioner requests a site plan modification approval for a roofed working area and parking.

*Plat Application (P 6-1-08)*, the petitioner requests approval of the plat known as “Danielle Plat”.

### **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-305), Rezoning, Special Permits, Variances, and Vacations or Abandonment of Rights-of-Way*, the purpose of this division is to guide the processing and granting of rezoning, special permits, variances and vacations or abandonment of rights-of-way in a manner consistent with the Town of Davie Comprehensive Plan, existing development and in a manner which protects the public health, safety and welfare.

*Land Development Code (Section 12-34(HH)), Recycling, Scrap Metal Processing and Automobile wrecking yards*

*Land Development Code (Section 12-24 (J) (13)), Planned Industrial Park (M-3) District.* The M-3 District is intended to implement the industrial classification of the Town of Davie Comprehensive Plan by providing for planned industrial parks which can accommodate light, medium or selected heavier industrial uses in an open, uncrowded and attractive manner through limitations on setbacks and coverage, and for other permitted uses. M-3 Districts are not intended for locations abutting residential property.

*Land Development Code (Section 12-82), Legislative Intent.* All real property within the town shall be designated with a valid Town of Davie zoning district as established in the Land Development Code, Chapter 12, Article II prior to issuance of a development permit.

*Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, M-3 District,* requires the following: lot area of 43,560 square feet, 150 feet frontage, 20% minimum open space (ratio), and 35' maximum building height.

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### **Comprehensive Plan Considerations**

#### **Planning Area:**

The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to parcels on Nova Drive.

#### **Broward County Land Use Plan:**

The subject site falls within Flexibility Zones 97 and 98

#### **Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, policy 5-2:* The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Element, Land Use Compatibility and Community Appearance, Policy 17-1:* Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 17-2:* No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.



*Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.*

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### **Application Details**

The petitioner requests to rezone the approximately 32 acre subject site from M-4 (Hacienda Village) Limited Heavy Industrial District, M-3 (Hacienda Village) General Industrial District, and M-4 (County) Limited Heavy Industrial District to allow site improvements on the existing U-Pull-It Automobile wrecking yard. The subject site meets the requirements for M-3 District, including lot area of 43,560 square feet, 150 feet frontage, 20% minimum open space, and 35' maximum building height.

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### **Public Participation**

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Conference Room of Pillar Consultants, Inc. (located at 5230 S. University Drive – Suite 104) on August 11 and August 18, 2008. Attached is the petitioner's Citizen Participation Report.

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## Staff Analysis

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-307(A)(1) for rezoning application. The Planning and Zoning Board shall make a recommendation upon the application to the Town Council, based upon its consideration of, where applicable, whether or not:

- (a) The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

*The Town of Davie Comprehensive Plan allows the Automobile wrecking yard use within the Industrial land use designation and therefore rezoning the site to M-3, Planned Industrial Park District is consistent.*

- (b) The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

*Although none of adjacent areas are specifically zoned M-3, Planned Industrial Park District, it will blend together with the surrounding industrial uses. In addition, any future development of adjacent areas will necessitate the rezoning to a valid Town of Davie district to be in conformance with Section 12-2, requiring all real property within the town to be designated with a valid Town of Davie zoning district prior to issuance of a development permit.*

- (c) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

*The existing M-4 (Hacienda Village) Limited Heavy Industrial District, M-3 (Hacienda Village) General Industrial District, and M-4 (County) Limited Heavy Industrial District boundaries are the consequence of past annexations inheriting existing zoning designations. The proposed designation of M-3, Planned Industrial Park District is a valid Town of Davie zoning designation and will start a logic district boundary.*

- (d) The proposed change will adversely affect living conditions in the neighborhood;

*The proposed M-3, Planned Industrial Park District designation is more restrictive than the current zoning designations thus is not expected to adversely affect conditions in the neighborhood. In addition, Section 12-34(HH)), Recycling, Scrap Metal Processing and Automobile wrecking yards requires all facilities must come into compliance with 15 years after the effective date of the ordinance (6-20-07).*

- (e) The proposed change will create or excessively increase automobile and vehicular traffic congestion, above that which would be

anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

Rezoning the subject site to M-3, Planned Industrial Park District is not expected to increase traffic due to the fact that the area is developed as industrial and uses permitted in M-3 are not significantly different in terms of traffic generation.

(f) The proposed change will adversely affect other property values;

*The proposed rezoning should have a positive impact on surrounding property values as the Town of Davie code will ensure that redevelopment will be done in accordance with the Town of Davie land development regulations.*

(g) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;

*The proposed change will be developed in accordance with existing land development regulations. Surrounding properties will be able to develop in accordance with all existing land development regulations.*

(h) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

*Any property owner may request a rezoning consistent with the underlying land use plan category.*

(i) There are substantial reasons why the property cannot be used in accord with existing zoning.

*The existing zoning designations are not valid Town of Davie zoning districts. The Town of Davie Land Development Regulations requires the applicant to rezone the property to a current Town of Davie District.*

(j) The proposed rezoning designation is the most appropriate designation to enhance the Town's tax base given the site's location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

*Designating the subject site M-3, Planned Industrial Park District will allow for the parcel to be developed in a manner consistent with the land use, and hence, be the most appropriate designation to enhance the Town's tax base.*

Staff finds that the rezoning request complies with the general purpose of the M-3, Planned Industrial Park District. The request is in conformance with all applicable Codes and Ordinances and is consistent with the other surrounding zoning districts. Furthermore, the request can be considered compatible with the surrounding properties.

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### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

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### **Planning and Zoning Board Recommendation**

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## **Town Council Action**

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## **Exhibits**

1. Justification Letter
  2. Proposed Site Plan
  3. 1,000' Mail out Radius Map
  4. 1,000' Mail out of the Subject Site
  5. Public Participation Notice
  6. Public Participation Sign-in Sheet
  7. Public Participation Summaries
  8. Future Land Use Plan Map
  9. Aerial, Zoning, and Subject Site Map
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Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

*File Location: P&Z\Development Applications\Applications\ZB\_Rezoning\ZB\_05\ZB 28-4-05 U-Pull-It*

**Exhibit 1 (Justification Letter)**



Marcie Oppenheimer Nolan, AICP  
Town of Davie Development Services Department  
Planning & Zoning Division  
6591 Orange Drive  
Davie, Florida 33314

Re: Rezoning application for Lawrence Danielle, et al  
Pillar Job No. 03065

Dear Ms. Nolan:

Please find herewith our application package for the rezoning of approximately 32 acres of land currently zoned County M-4, Hacienda Village M-4, and Hacienda Village M-3. The property is located in Section 25, Township 50 South, Range 41 East lying south of S.W. 36<sup>th</sup> Street, east of S.W. 47<sup>th</sup> Avenue and west of State Road 7 (US 441).

We are requesting to rezone this property from County M-4, Hacienda Village M-4, and Hacienda Village M-3 to Town of Davie M-3. Pillar Consultants, Inc. is the applicant on behalf of the record owners: Lawrence Danielle (individually), Stamile Bros. Truck Parts, Inc. and Castlewood Holdings, LLC. In support of our application we have included the following documents:

- One original application executed by us the applicant and all of the record owners.
- A check made payable to The Town of Davie in the amount of \$1,170.00 representing the application fee.
- A map of the Town of Davie Zoning Map with the subject property highlighted.
- A parcel map with the Property ID numbers identifying the 25 subject parcels making up the overall 32 acre parcel.
- A copy of the County Tax Appraiser's report for each of the 25 parcels which was obtained from the County Tax Appraiser's official web site.
- A copy of the Justification Statement prepared by Michael B. Manes of Manes & Saperstein, P.A.
- Two (2) full scale certified and sealed surveys current within the last two years with the legal description of the entire property including a statement of the amount of acreage involved.

Thank you for your consideration in this matter. Should you have any questions or require additional documentation, please do not hesitate to contact me.

Sincerely,  
PILLAR CONSULTANTS, INC.

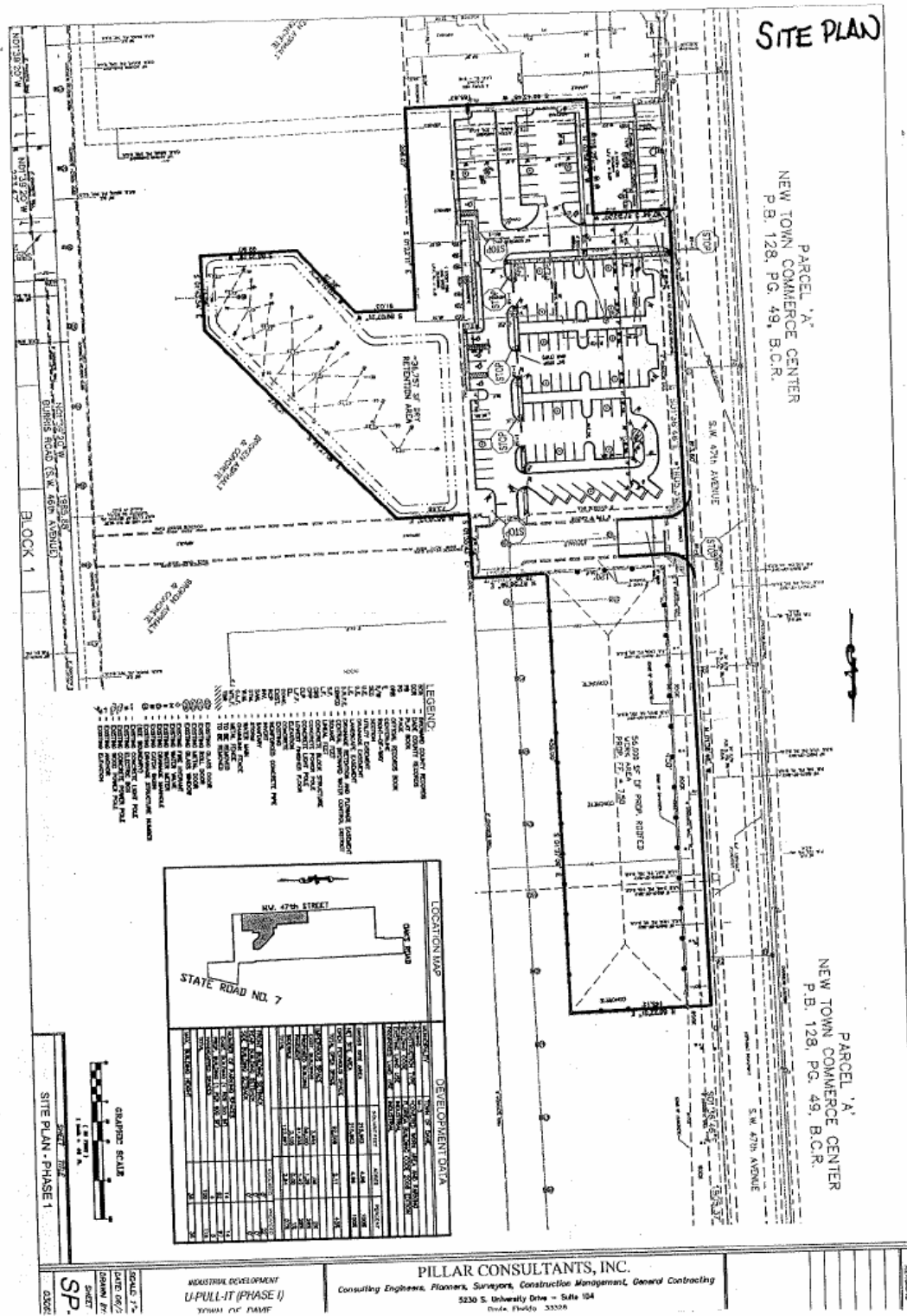
Jay C. Evans, President

Enclosures

**Consulting Engineers • Planners • Surveyors**

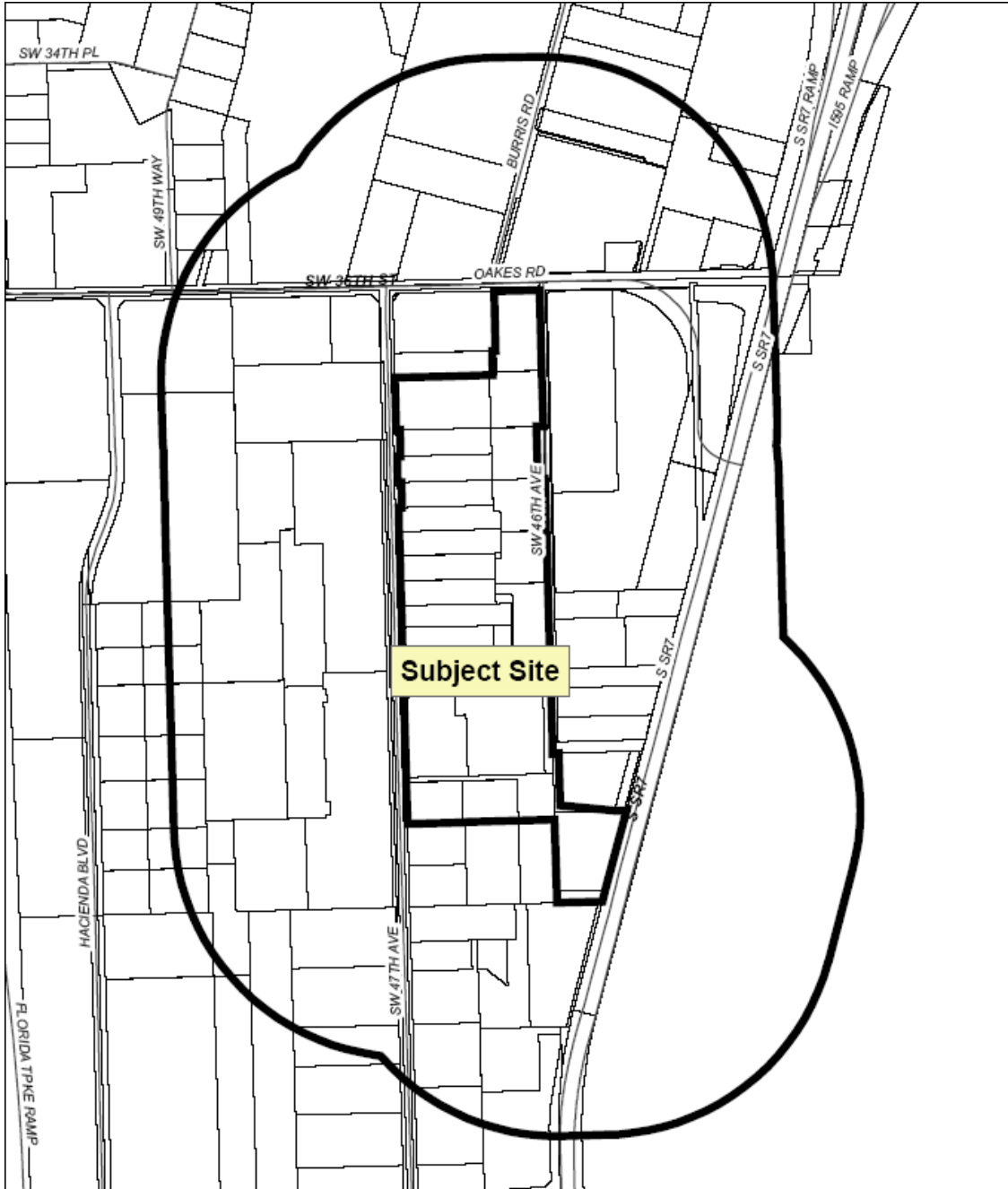
5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

Exhibit 2 (Proposed Site Plan)





**Exhibit 3 (1,000' Mail out Radius Map)**



Prepared by the Town of Davie GIS Division

Prepared by: ID  
Date Prepared: 7/23/08

Plat  
P 6-1-08  
Site Plan Modification  
SPM 6-1-08  
1000 Foot Buffer

## Exhibit 4 (1,000' Mail out of Subject Site)

**ZB 8-4-05**  
# 4126 INC  
4343 S STATE ROAD 7 #115  
DAVIE FL 33314-4007

**ZB 8-4-05**  
200 HARVARD CORP  
810 NE 20 AVE  
FORT LAUDERDALE FL 33304

**ZB 8-4-05**  
4141 HOLDINGS LLC  
15751 SW 41 ST STE 300  
DAVIE FL 33331

**ZB 8-4-05**  
95 WHSE INC  
3001 W HLLNDALE BCH BLVD #300  
PEMBROKE PARK FL 33009

**ZB 8-4-05**  
ANDRX PHARMACEUTICALS  
SERVICES INC % TAX DEPT  
8151 PETERS ROAD STE 4000  
DAVIE FL 33324

**ZB 8-4-05**  
AP-ADLER OAKES LTD  
% ADLER PLAZA  
1400 NW 107 AVE  
MIAMI FL 33172

**ZB 8-4-05**  
BENNETT,DAVID &  
GRIFFIN COMMERCE CENTER  
3300 N 29 AVE #101  
HOLLYWOOD FL 33020

**ZB 8-4-05**  
CASTLEWOOD HOLDINGS LLC  
633 S FEDERAL HWY STE 300A  
FORT LAUDERDALE FL 33301

**ZB 8-4-05**  
CASTLEWOOD HOLDINGS LLC  
4000 SW 47 AVE  
DAVIE FL 33314

**ZB 8-4-05**  
CELESTINE,RICHARD & VICKI &  
FOSBENDER,MARK R & MARIE  
3941 SW 47 AVE  
DAVIE FL 33314

**ZB 8-4-05**  
DANIELLE,LAWRENCE  
4000 SW 47 AVE  
DAVIE FL 33314

**ZB 8-4-05**  
DANIELLE,LAWRENCE  
3940 SW 47 AVE  
DAVIE FL 33314-2807

**ZB 8-4-05**  
DANIELLE,LAWRENCE  
4500 LAKES ROAD  
DAVIE FL 33314

**ZB 8-4-05**  
DANIELLE,LAWRENCE  
424 HENDRICKS #11  
FORT LAUDERDALE FL 33321

**ZB 8-4-05**  
DANIELLE,MARIA TR  
DANIELLE,MICHAEL TR  
6674 NW 113 WAY  
PARKLAND FL 33076

**ZB 8-4-05**  
DAVIE CONCRETE CORP  
3500 SW 49 WAY  
DAVIE FL 33314-2122

**ZB 8-4-05**  
DAVIE CONCRETE CORP  
3570 SW 49 WAY  
DAVIE FL 33314-2122

**ZB 8-4-05**  
DFL-ER LLC  
PO BOX 22865  
SANTA FE NM 87502

**ZB 8-4-05**  
DIXIE SOUTHLAND CORP  
810 NE 20 AVE  
FORT LAUDERDALE FL 33304

**ZB 8-4-05**  
EIGHTY FOUR LUMBER CO  
% CORPORATE TAX DEPT BLDG #1  
1019 ROUTE 519  
EIGHTY FOUR PA 15330-2813

**ZB 8-4-05**  
EQUIPMENT BUYERS INC  
2101 SW 56 TER  
HOLLYWOOD FL 33023-3011

**ZB 8-4-05**  
ESS PRISA II LLC  
PTA-EX #186  
PO BOX 320099  
ALEXANDRIA VA 22320

**ZB 8-4-05**  
F GROUP INC  
1023 SOUTH 50 ST  
TAMPA FL 33619

**ZB 8-4-05**  
FASO,JOSEPH  
4000 SW 47 AVE  
DAVIE FL 33314

**ZB 8-4-05**  
FLA POWER & LIGHT CO  
ATTN:PROPERTY TAX DEPT-JLM  
PO BOX 14000  
JUNO BEACH FL 33408-0420

**ZB 8-4-05**  
FLORIDA DEPT OF TRANSPORTATION  
OFFICE OF RIGHT OF WAY  
3400 W COMMERCIAL BLVD  
FORT LAUDERDALE FL 33309-3421

**ZB 8-4-05**  
FT LAUDERDALE TRANSFER INC  
4701 OAKES ROAD  
DAVIE FL 33314-2232

**ZB 8-4-05**  
GRIFFIN COMMERCE CENTER INC  
3300 N 29 AVE  
HOLLYWOOD FL 33020

**ZB 8-4-05**  
HARDY,JACK A & CAROLYN S &  
STOVER,H G III & PAMELA H  
4401 SW 102ND AVE  
DAVIE FL 33328-2212

**ZB 8-4-05**  
HOWAR,ABRAHAM H  
4201 S STATE ROAD 7  
DAVIE FL 33314

**ZB 8-4-05**  
INTEGRATED RESOURCE RECOVERY INC  
% PERMA-FIX OF FT LAUDERDALE INC  
3701 SW 47 AVE STE 109  
DAVIE FL 33314-2830

**ZB 8-4-05**  
JML 47 LLC  
4343 S STATE ROAD 7  
DAVIE FL 33314

**ZB 8-4-05**  
JONES,GEORGE TR &  
JONES,ORVA EARLE  
3232 COVE ROAD  
JUPITER FL 33469

**ZB 8-4-05**  
KELM PROPERTIES INC  
4505 SW 36 ST  
DAVIE FL 33314

**ZB 8-4-05**  
MALT,ROBERT C  
3501 SW 46 AVE  
DAVIE FL 33314

**ZB 8-4-05**  
MANCHAC,CHARLES REV TR  
MANCHAC,CHARLES TRSTE  
3318 COOLIDGE ST  
HOLLYWOOD FL 33021

**ZB 8-4-05**  
MCKENZIE TANK LINES INC  
PO BOX 1200  
TALLAHASSEE FL 32302-1200

**ZB 8-4-05**  
MINIWAREHOUSES OF KENDALL  
LTD  
12345 SW 117 CT  
MIAMI FL 33186-3934

**ZB 8-4-05**  
MMS COMPANY LLC  
4061 SW 47 AVE  
DAVIE FL 33314

**ZB 8-4-05**  
NEW TOWN HOLDINGS LLC  
3001 W HLLNDALE BCH BLVD #300  
PEMBROKE PARK FL 33009

**ZB 8-4-05**  
O A ASSOCIATES INC  
2101 SOUTH CONGRESS AVE  
DELRAY BEACH FL 33445-7311

**ZB 8-4-05**  
ORANGEMEN HOLDINGS INC  
3921 SW 47 AVE #1017  
DAVIE FL 33314

**ZB 8-4-05**  
PEJE INC  
4041 SW 47 AVE  
DAVIE FL 33314-4023

**ZB 8-4-05**  
REALTY PRO INC  
180 MESHANTICUT VALLEY PKWY  
CRANSTON RI 02920-3917

**ZB 8-4-05**  
RYDER TRUCK RENTAL INC  
% PROPERTY TAX DEPT  
PO BOX 025719  
MIAMI FL 33102-5719

**ZB 8-4-05**  
S & D RENTAL CORP  
4343 S STATE ROAD 7 STE 115  
DAVIE FL 33314-4009

**ZB 8-4-05**  
S W RED SMITH INC  
4145 SW 47 AVE  
DAVIE FL 33314-4006

**ZB 8-4-05**  
SAM JACK INC  
3001 W HALLNDALE BCH BLVD #300  
PEMBROKE PARK FL 33009

**ZB 8-4-05**  
SLORP INVESTMENT CORP  
10690 SW 23 ST  
DAVIE FL 33324

**ZB 8-4-05**  
STAMILE BROS TRUCK PARTS INC  
3940 SW 47 AVE  
DAVIE FL 33314-2807

**ZB 8-4-05**  
SUPERMARKET SERV INC  
4100 SW 47 AVE  
DAVIE FL 33314-4007

**ZB 8-4-05**  
TOWN OF DAVIE  
6591 ORANGE DR  
DAVIE FL 33314-3348

**ZB 8-4-05**  
TRAFICANT,CHARLES TR  
TRAFICANT LAND TRUST  
5818 E FOX HOLLOW DR  
BOCA RATON FL 33486

**ZB 8-4-05**  
TRI-COUNTY DEV GROUP INC  
4491 S STATE ROAD 7 PH 1  
DAVIE FL 33314-4035

**ZB 8-4-05**  
TWIN LAKES LAND RECLAMATION INC  
PO BOX 292037  
DAVIE FL 33329-2037

**ZB 8-4-05**  
UNITED DAVIE LLC  
987 HILLSBORO MILE  
HILLSBORO BEACH FL 33062

**ZB 8-4-05**  
WALSH PROPERTIES INC  
1670 W MC NAB ROAD  
FORT LAUDERDALE FL 33309-1001

**ZB 8-4-05**  
WP REAL ESTATE INVSTMNTS LLC  
4717 ORANGE DR  
DAVIE FL 33314

**ZB 8-4-05**  
Current Occupant  
4121 SW 47 Ave 01, 13  
Davie, FL 33314

**ZB 8-4-05**  
Current Occupant  
4121 SW 47 Ave 04, 13  
Davie, FL 33314

**ZB 8-4-05**  
Current Occupant  
4121 SW 47 Ave 07, 13  
Davie, FL 33314

**ZB 8-4-05**  
Current Occupant  
4121 SW 47 Ave 10, 13  
Davie, FL 33314

**ZB 8-4-05**  
Current Occupant  
4121 SW 47 Ave 13, 13  
Davie, FL 33314

**ZB 8-4-05**  
Current Occupant  
4121 SW 47 Ave 16, 13  
Davie, FL 33314

**ZB 8-4-05**  
Current Occupant  
4131 SW 47 Ave 01, 14  
Davie, FL 33314

**ZB 8-4-05**  
Current Occupant  
4131 SW 47 Ave 04, 14  
Davie, FL 33314

**ZB 8-4-05**  
Current Occupant  
4131 SW 47 Ave 07, 14  
Davie, FL 33314

**ZB 8-4-05**  
Current Occupant  
4131 SW 47 Ave 10, 14  
Davie, FL 33314

**ZB 8-4-05**  
Current Occupant  
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Davie, FL 33314

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**ZB 8-4-05**  
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Current Occupant  
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**ZB 8-4-05**  
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4100 SW 47 Ave  
Davie, FL 33314

**ZB 8-4-05**  
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Davie, FL 33314



Exhibit 5 (Public Participation Notice)

**PILLAR**  
**CONSULTANTS**  
**INC.**

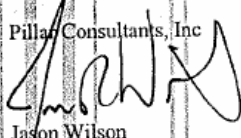
August 6, 2008

Town of Davie Planning & Zoning Division  
5621 SW 58<sup>th</sup> Ct.  
Davie, FL 33314-7468

Re: U-Pull-It (4.96 Acre - Industrial)  
NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised, that on Monday August 11, 2008 and Monday August 18, 2008, we will be at the Conference room of Pillar Consultants, Inc (located at 5230 S. University Dr., Suite 104), from 6:00 p.m. to 6:30 p.m. to discuss the proposed modifications to the subject parcel of land. We will have plans of the proposed industrial improvements (consisting of a roofed structure and parking area) and will be ready to answer any questions you may have and will listen to any suggestions.

Sincerely,  
Pillar Consultants, Inc  
  
Jason Wilson  
Project Engineer

Enclosures: Proposed Site Plan  
Project Location Map  
Meeting Location Map

**FROM**  
**CONCEPT**  
**TO**  
**REALITY**

**Consulting Engineers • Planners • Surveyors**

5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

**U-Pull-It - Pillar Project #03065A**

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**Public Participation Meeting - Sign in Sheet**

**2nd Meeting - Monday August 18th 2008**

Name	Address	Phone #
JASON LYSON	5230 S. UNIVERSITY DR. DARIE 33328	954 680-6533

**2nd Meeting - Monday August 18th 2008**

Name	Address	Phone #
JASON LYSON	5230 S. UNIVERSITY DR. DAVE 33328	954 680-6533

U-Pull-It - Pillar Project #03065A

Public Participation Meeting - Sign in Sheet

1st Meeting - Monday August 11th 2008

Name	Address	Phone #
JASON WILSON LARRY DAVIELLO	5230 S. UNIVERSITY DR, DAVIS 33328	954-680-6533

**Exhibit 7 (Public Participation Report)**

# PILLAR

CONSULTANTS  
INC.

August 19, 2008

Ms. Lise Bazinet  
Town of Davie Planning & Zoning Division  
6591 S.W. 45<sup>th</sup> St.  
Davie, FL 33314

Re: U-Pull-It  
Citizen Participation Plan Report and Mailing Certification  
06016

Dear Lise:

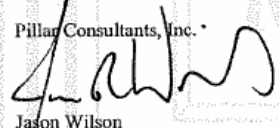
As required by Davie Ordinance No. 2004-31, we are reporting on the results from the Public Participation Plan. Pillar Consultants, Inc. certifies that all residents and/or property owners (provided by the Town of Davie) were notified via regular mail prior to the 1<sup>st</sup> meeting.

The first meeting was held on Monday August 11, 2008, 6:00 p.m., at the Pillar Consultants Conference Room, 5230 S. University Drive. No one (other than the owner) attended the first meeting to voice concerns regarding the proposed development; we adjourned at 6:30 pm. The second meeting was held on Monday, August 18, 2008, 6:00 p.m. also at the Pillar Consultants Conference Room. No one attended the second meeting and we adjourned at 6:30 p.m.

In conclusion, we hope that the above satisfies the requirement of public participation in the site plan review process. If you have any questions or concerns, please call me at your earliest convenience.

Sincerely,

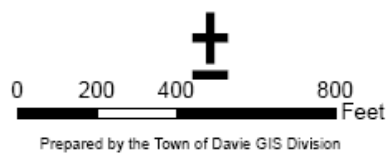
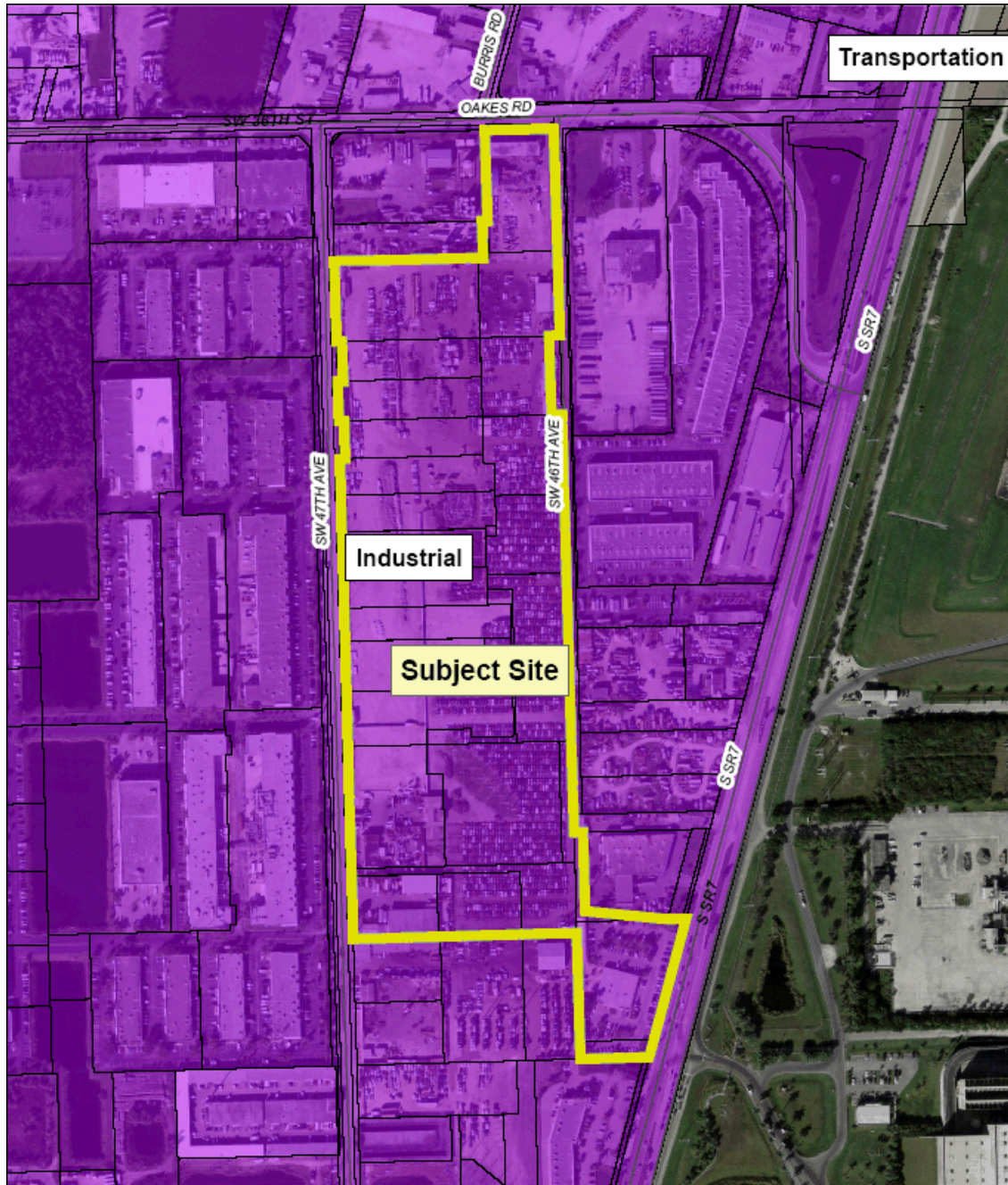
Pillar Consultants, Inc.

  
Jason Wilson  
Project Engineer

**Consulting Engineers • Planners • Surveyors**

5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

**Exhibit 8 (Future Land Use Map)**



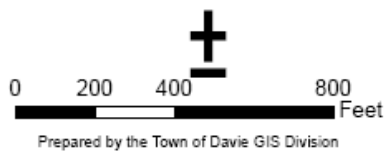
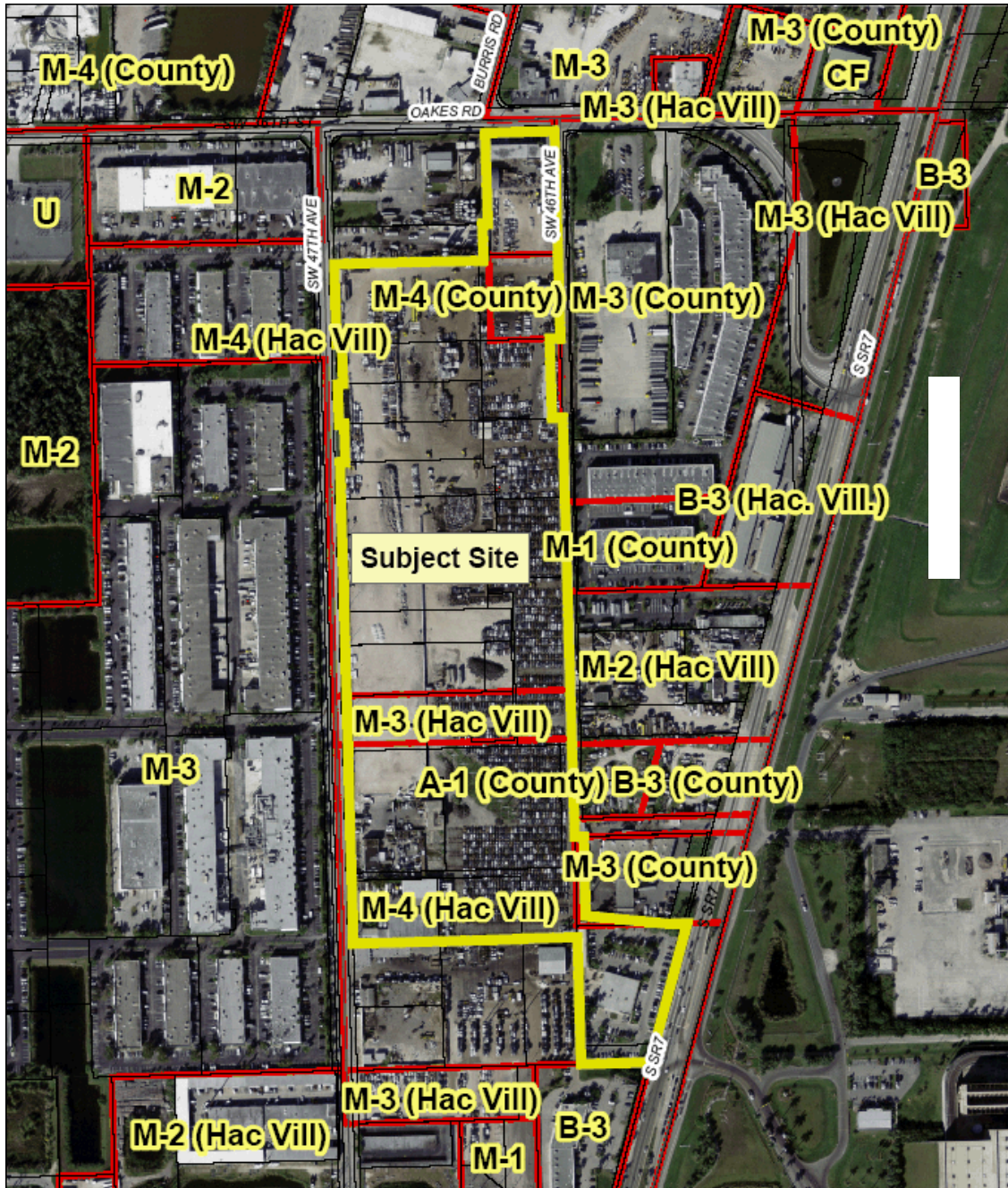
Prepared by the Town of Davie GIS Division

Plat  
P 6-1-08  
Future Land Use Map

Prepared by: ID  
Date Prepared: 7/23/08



Exhibit 9 (Aerial, Zoning, and Subject Map)



Plat  
P 6-1-08  
Zoning and Aerial Map

Prepared by: ID  
Date Prepared: 7/21/08